Community Development Plan for E. D. 1644

Department of Community Development

Gainesville, Florida

The Bailey mansion, built over a century ago, symbolizes the idea of neighborhood conservation. The old structure has since been completely restored and is now used as a convalescent home for the aged.

NEIGHBORHOOD ANALYSIS -- GENERALIZED

COMMUNITY DEVELOPMENT PLAN

Enumeration District 1644

City of Gainesville Florida

Department of Community Development June, 1975

The preparation of this report was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. CPA-FL-04-29-1070

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16. Abstracts

This report inventories and analyzes demographic and land use factors of enumeration district 1644, Gainesville's oldest inner city area.

The results of these analyses are synthesized into a land use/zoning plan proposal for the area, which, as accurately as possible, reflects the citizens' goals and preferences for physical improvements/redevelopment within a framework of neighborhood preservation

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TABLE OF CONTENTS

LIST OF TABLES

LIST OF MAPS

Introduction

This document is intended to serve as background information for the establishment and implementation of a comprehensive program for the revitalization of one of Gainesville's inner-city areas. The purpose is to identify and analyze socio-economic, residential and nonresidential conditions, and to use this information as a basis for outlining appropriate community development strategies within this area.

Limitations of Data

A major problem relating to data limitations stems from the obsolescence of the information used. Particularly, this is true of demographic, social and economic census data which have become relatively outdated since 1970.

With reference to "Section II: Factors Influencing Land Use," which discusses 1644 demographic factors compared with the Gainesville city limits; in all instances where 1960 data for enumeration district 1644 is indicated the following comments should be noted. Census data in 1960 was not specifically available on an enumeration district basis. Therefore, where 1960 data is listed for 1644, the area referred to is the same general geographic location of the area which was designated as enumeration district 1644 by the 1970 census.

Regarding "Section II: Comparative Economic and Labor Force Characteristics"; because 1970 census data on family income was also unavailable for the City of Gainesville on the enumeration district level, the information is listed for census tract (2) of which enumeration district 1644 constitutes a major portion. More specifically, the black population in tract 2 is virtually the same population group as the black population for enumeration district 1644.

Although there are data limitations, it can be stated that the analysis was conducted with the best information available at the time. It is believed that this data provided a sufficiently broad base from which a sound assessment of 1644 could be made.

Section I: The Planning Area Environment

A. Boundaries and Description of the Study Area

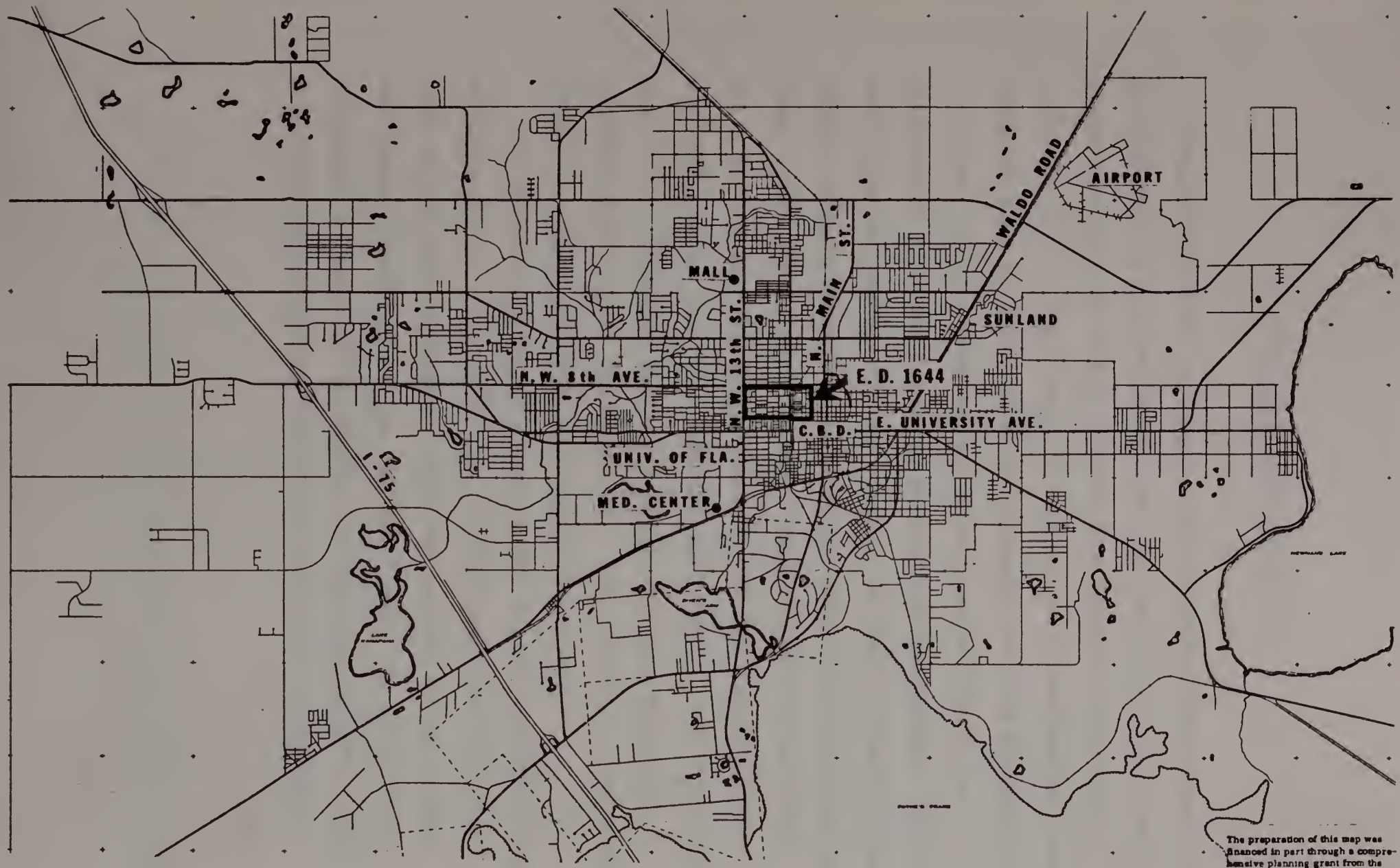
B. Community Origins

A. Boundaries and Description of the Study Area

The study area is bounded on the north by NW 8th Avenue, on the east by NW 2nd Street, on the west by NW 13th Street, and on the south by NW 3rd and 2nd Avenues. It is located within one mile of the Central Business District (CBD) and the University of Florida. (See Vicinity Map)

The community is bisected by NW 6th Street, a major north/south arterial and by railroad tracks which run parallel to NW 6th Street. The bisection of the community into eastern/western halves is further accented by the presence of the Gainesville Police Station, also located on NW 6th Street. The major east/west artery through enumeration district 1644 is NW 5th Avenue which traditionally has been the commerical and cultural-entertainment center of the area.

The northwest "5th Avenue" community is one of the oldest areas in the city. Although the area is predominantly Black, it also includes a small transient student population and a relatively well defined settlement of White homeowners along its southern boundary. For the sake of convenience, the "5th Avenue" area will be referred to throughout this report as "1644," which is the census enumeration district designation.



The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

VICINITY MAP E.D. 1644

NORTH

GAINESVILLE URBAN AREA

GAINESVILLE, FLORIDA

MAP 1

FEET

B. Community Origins

The "5th Avenue" vicinity is the original settlement area of Gainesville's Black population and, as such, is one of the oldest sections of the city with some houses dating back to the Civil War Era. Its growth and decline as a residential area has been tied to the growth and expansion of the overall city.

Prior to 1850, most of the Black population of the Gainesville vicinity lived on plantations as slaves. This particular northwest section of the city had its beginnings when it was purchased and settled by a well-to-do planter and slave owner named Major Bailey. (The old Bailey mansion, built by his slaves, still stands on NW 6th Street and is currently being used as a convalescent home.) The vicinity was first settled by Blacks at about the same time that Gainesville was just beginning as a town in 1853. The town's population then numbered less than 300 persons.

The vicinity began to solidify its present location with the establishment in the 1870's of a school for Black children on what is now NW 2nd Street. From the nucleus of ex-slaves, who had become freed men during the Civil War, the population steadily increased to about 3,000 persons in the early 1900's. This comprised approximately 40% of the total city population.

Then, as much as now, the central location of the community was of prime importance as Blacks settled near the downtown square because of poor transportation means and because of the need to reside close to places of work, commercial activities and available health and social services.

As a predominantly Black community, it once consisted of a much larger geographical area than today. Black businesses were originally grouped near the courthouse square near Main Street and University Avenue. As Gainesville continued to expand and increase in population, these businesses and other Black landholdings were decreased so that by 1940 the community's present boundaries were firmly established.

Source: A Community Center for the Black Community of Gainesville, Florida, 1973; Negro Life In Gainesville, 1938.

Section II: Factors Influencing Land Use

Introduction

A. Demographic Factors

B. Comparative Economic and Labor Force Characteristics

C. Transportation

Introduction

Data on factors influencing land uses are important to the planning process in that it represents the cumulative history of the development of an area. The ways in which land is used and the demand for different types of uses are in turn influenced by the growth and composition of the area's population, age distribution, ethnic composition, household formation and household size. This section will present and discuss these demographic factors for the 1644 planning area in comparison with the Gainesville city limits.

A. Demographic Factors

There have been significant changes in both the number of persons and the composition of the population residing in the 1644 area. A comparison of the 1960 and 1970 populations shows that there has been an upward shift in the distribution of ages.

As tables 1 and 2 indicate, there are now:

(1) a smaller percentage of young children (26.2%);

(2) a smaller percentage of the adult working class (48.8%);

(3) and a rather significant increase in the 55 and over age group (25%) since 1960.

These general changes in the age distribution are further reflected in Table 3, which illustrates percentage increases and decreases among the various age groups.

Table 1*

Age and Sex Distribution, Black Population, 1644

Area - 1960

Age Group	Male	Female	Total	% Distribution By Age	Corresponding City-wide %
	1553	1801	3354		
under 14	567	573	1140	34%	N/A
15-54 years	761	937	1698	50.6%	N/A
55 and over	225	291	516	15.4%	N/A

Table 2*

Age and Sex Distribution Both Races, E. D. 1644, 1970

Age Group	Male	Female	Total	% Distribution By Age	Corresponding City-wide %
under 14	305	317	622	26.2%	23.3%
15-54 years	530	629	1159	48.8%	65.5%
55 and over	227	336	593	25.0%	11.2%
Totals	1062	1312	2374	100.0%	100.0%

% Black Population in E. D. 1644	91.8% or 2179 persons
Corresponding City-wide	18.7% or 12,041 persons

Source: U. S. Census

*See page 1 "Limitations of Data," for explanation of same.

Table 3

Population Shift, 1960-1970, E. D. 1644*

Age Group	% Distribution, 1960	% Distribution, 1970	% Change 1960-1970
under 14	34.0%	26.2%	-9.8%
15-54 years	50.6%	48.8%	-1.8%
55 and over	15.4%	25.0%	+9.6%

Reasons for the overall upward shift in the age distribution from 1960 to 1970 can be attributed to the out-migration of younger adults and their families to the southeast and northeast sections of the city, leaving behind an elder and generally more dependent age group. Tables 4 and 5 reflect this point.

Table 4*

Black Population Decline, E. D. 1644, 1960-1970

1960	----------	3354
1970	----------	2179

*See page 1 "Limitations of Data," for explantion of same.

Table 5*

Household Formation, Household Size, E. D. 1644, 1960-1970

E. D. 1644	Number of Households	Average Household Size
1960	923	3.73
1970	855	2.8

Referring back to Table 2, the composition of the 1644 population for 1970 differs from the composition of the overall Gainesville (city limits) population in several significant aspects:

(1) For the city -- the percentage of population in the economically productive age group (15-54 years) is vastly greater than the comparable 1644 age group;

(2) For 1644 -- the percentage of population among the elderly and less economically productive age group (55 and over) is significantly larger than the city-wide percentage;

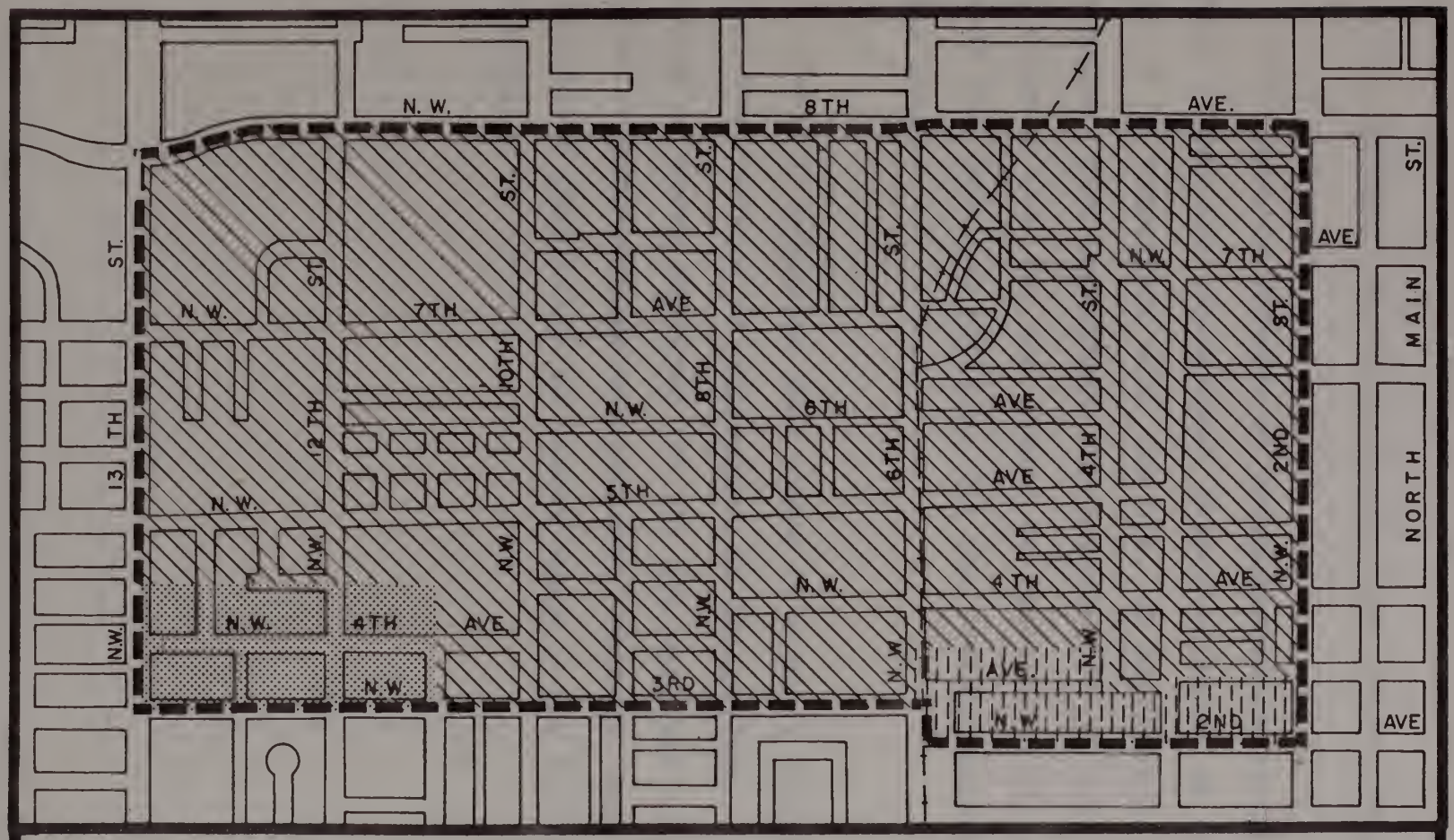
(3) Regarding the percentage of young children, the most economically dependent group -- the percentage of this group for the city population is slightly smaller.

*See page 1 "Limitation of Data," for explanation of same.

All of these demographic trends -- the upward shift in age, decrease in households and household size, and an overall decrease in population numbers -- have important implications on the demand for various land uses, particularly the demand for different types of residential development within 1644.

The upward shift in age distribution is important as there are fewer young adults tending to establish new households, either as single adults or through the process of family and household formation. It is generally assumed that families with young children tend to prefer single family type housing; whereas households without children (the elderly retired non-homeowners) tend toward a slightly higher density type of housing such as town-houses, condominiums or garden apartments. Because of the various demographic changes in the 1644 population since 1960, one concludes that there is a greater demand for housing specifically designed to accommodate the needs of the elderly and a relatively smaller demand for the traditional single family type housing.

In addition, the overall decline in population suggests a lesser demand for commercial developments in the areas that are exclusively oriented to a neighborhood clientele.



MAP 2

ETHNIC COMPOSITION AND DISTRIBUTION, E.D. 1644

PREDOMINANT POPULATION

BLACK

WHITE

STUDENT

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

B. Comparative Economic and Labor Force Characteristics

This section focuses on occupational characteristics, family income, and educational characteristics of Census Tract 2 in comparison with the City of Gainesville. It is recognized that employment characteristics of 1644 residents are closely tied to, and cannot be isolated from, employment trends and land use patterns for the overall Gainesville Urban Area.

Table 6 indicates that there is a great imbalance in the racial distribution of employment in Gainesville. The vast majority of those employed (77.6%) are employed in either skilled or semi-skilled occupations; whereas, only 36.4% of the black population in census tract 2 are in these occupations.

Table 6*

Percent Distribution, Occupational Characteristics -

Census Tract 2; Gainesville 1970

	Gainesville	Census Tract 2, Both Races	Census Tract 2, Black Population
Total Employed, 16 yrs. & over	24,140	2,386	1,120
Skilled & Semi-Skilled Occupations			
Professional, technical & kindred workers	30.7%	21.2%	5.4%
Managers, administrators, except farm	8.1%	2.4%	1.3%
Sales workers	7.4%	3.9%	1.0%
Clerical & kindred workers	19.6%	15.6%	4.8%
Craftsmen, foremen & kindred workers	7.5%	8.6%	12.1%
Operations, except transport	4.3%	4.7%	5.6%
Transport equipment operations	2.1%	4.1%	6.2%
	77.6%	60.0%	36.4%
Unskilled Occupations			
Laborers, except farm	4.1%	8.6%	13.1%
Farm workers	0.7%	0.4%	0.4%
Service workers	12.7%	22.5%	32.3%
Private household workers	2.9%	8.5%	17.8%
	20.4%	40.0%	63.8%

*See page 1 ,"Limitations of Data for explanation of same

Source: U.S. Census

For Census Tract 2, and more specifically for the black population of tract 2 in which 1644 is located, just the opposite is true; the vast majority of those employed (63.3%) are employed as laborers and unskilled service workers.

This imbalance in the distribution among occupational groups is similarly reflected in family income differences as shown in Tables 7, 8, and 9.*

Table 7

Percent Distribution, 1969 Family Income -

Census Tract 2; Gainesville

Income of Families and Unrelated Individuals	Gainesville	Census Tract 2, Both Races	Census Tract 2, Black Population
Less than $4,000	2,569-18.8%	403-40.1%	302-52.6%
$4,000 - 5,999	1,909-13.9%	184-18.3%	129-22.5%
$6,000 - 7,999	1,789-13.1%	119-11.9%	59-10.3%
$8,000 - 9,999	1,669-12.2%	71- 7.1%	23- 4.0%
$10,000 or more	5,753-42.0%	227-22.6%	61-10.6%
All Families	13,689	1,004	574

*See page 1 ,"Limitations of Data for explanation of same

Source: U.S. Census

Table 8

Comparative 1969 Family Income Characteristics

	Gainesville	Census Tract 2, Both Races	Census Tract 2, Black Population
All Families	13,689	1,004	574
Median Family Income	$ 8,655	$ 5,056	$ 3,754
Mean Family Income	10,443	6,682	--NA--
Percent Families with Incomes Below 50% of Poverty Level	5.6%	11.8%	15.3%
Percent Families Below Poverty Level	14.0%	34.7%	52.3%
	-or-	-or-	-or-
	1,917 Families	348 Families	300 Families
Median Income:			
Families & Unrelated Individuals	$3,250	$1,793	$2,465
Mean Income:			
Families & Unrelated Individuals	$5,903	$3,244	--NA--
Percent of Families & Unrelated Individuals Receiving Public Assistance Income	25.9%	40.0%	61.4%

Source: U.S. Census

Table 9

Education and Employment by Occupational Grouping and Race, 1970

	Persons 25 yrs. and over	No. & % of Persons 25 yrs. & over Completing 8 grades or Less	%of Employed Persons Working in *Unskilled Occupations
Census Tract 2 (Black Population)	1,531	791-51.7%	63.6%
Census Tract 2 (Both Races)	2,539	893-35.0%	40.0%
Gainesville City Population (All Races)	26,857	5,234-19.5%	20.4%

It can be concluded that the population in census tract 2 is relatively poorer, concentrated in unskilled job categories, has less formal education,and has a higher percentage of persons receiving some type of public assistance income.

The relative impoverishment of 1644 residents is important to considerations of future residential development in the area. Unless more affluent residents can be attracted, it would seem appropriate that additional housing in the area be aimed at lower-income families.

Source: U.S. Census

*(Unskilled Occupation = laborers, farm workers, service workers, private household workers.)

C. Transportation

Like other areas of the city, existing streets are narrow and are laid out in a rectangular grid iron pattern. At one time, in days by-gone, the streets were more than adequate but have since become obsolete in their capacity to handle contemporary traffic loads.

There are two perspectives from which to view traffic problems in enumeration district 1644: from the standpoint of more localized traffic generated by residential and commercial activities within 1644 itself, or from the standpoint of city-wide traffic passing through the area to and from various activity centers; particularly the University of Florida.

The city has for a long time recognized the localized traffic congestion problems generated mostly by residential and commercial activities within enumeration district 1644. In 1970, the city Traffic Engineering Department completed an investigation into the installation of speed limit signs and for the possibility of "one-waying" NW 5th Avenue, between NW 13th and NW 6th Street. This investigation was prompted by a search for a more feasible alternative to street-widening for the purpose of relieving traffic congestion.

One-way streets are usually installed in "pairs" on closely oriented, parallel streets. An exception to this would be on a short, one or two-block street that is too narrow for two-way operation.

It was determined that the only "pairs" of parallel streets of sufficient width and/or sufficient length would be NW 7th and NW 3rd Avenues. However, these two streets are too far from NW 5th Avenue and do not have the proper connecting streets necessary to provide the circulation required for safe and efficient one-way operation.

The investigation further indicated that because of the volume of traffic (2,900 cars daily at that time), the accident experience, together with the narrow pavement, parked cars, buses and small delivery trucks, an undue traffic hazard is created for motorists using NW 5th Avenue.

To reduce the accident experience and accident potential, and thereby improve the overall traffic flow and pedestrian safety, it was recommended that parking be prohibited on both sides of NW 5th Avenue, between NW 3rd and NW 13th Streets. In order to remove the existing on-street parking, the report further indicated that additional driveway curb openings and off-street parking facilities would have to be constructed.

Existing traffic flow problems have important implications for future neighborhood preservation and revitalization efforts in the community. The resolution of traffic congestion on 5th Avenue is a key factor to any future business developments in the community. Unless adequate off-street parking is available to potential business patrons, the expansion of existing businesses or the introduction of new businesses is highly unlikely.

There are, however, other traffic problems resulting primarily from the geographical location of enumeration district 1644 in relation to major activity centers in the city.

The two major activity centers in Gainesville are the University of Florida and the Central Business District in which government buildings and financial institutions are located. Enumeration district 1644 is located less than one mile from both of these activity centers. An added influence on traffic congestion in and around 1644 is the fact that it is wedged between the Central Business District and suburban housing developments in the outer northwest quadrant of the city.

Therefore, because of the geographic location of enumeration district 1644, a whirlwind of traffic moving around and through the area is generated. An examination of average daily traffic counts of the major streets in close proximity to enumeration district 1644 boundaries illustrates this point:

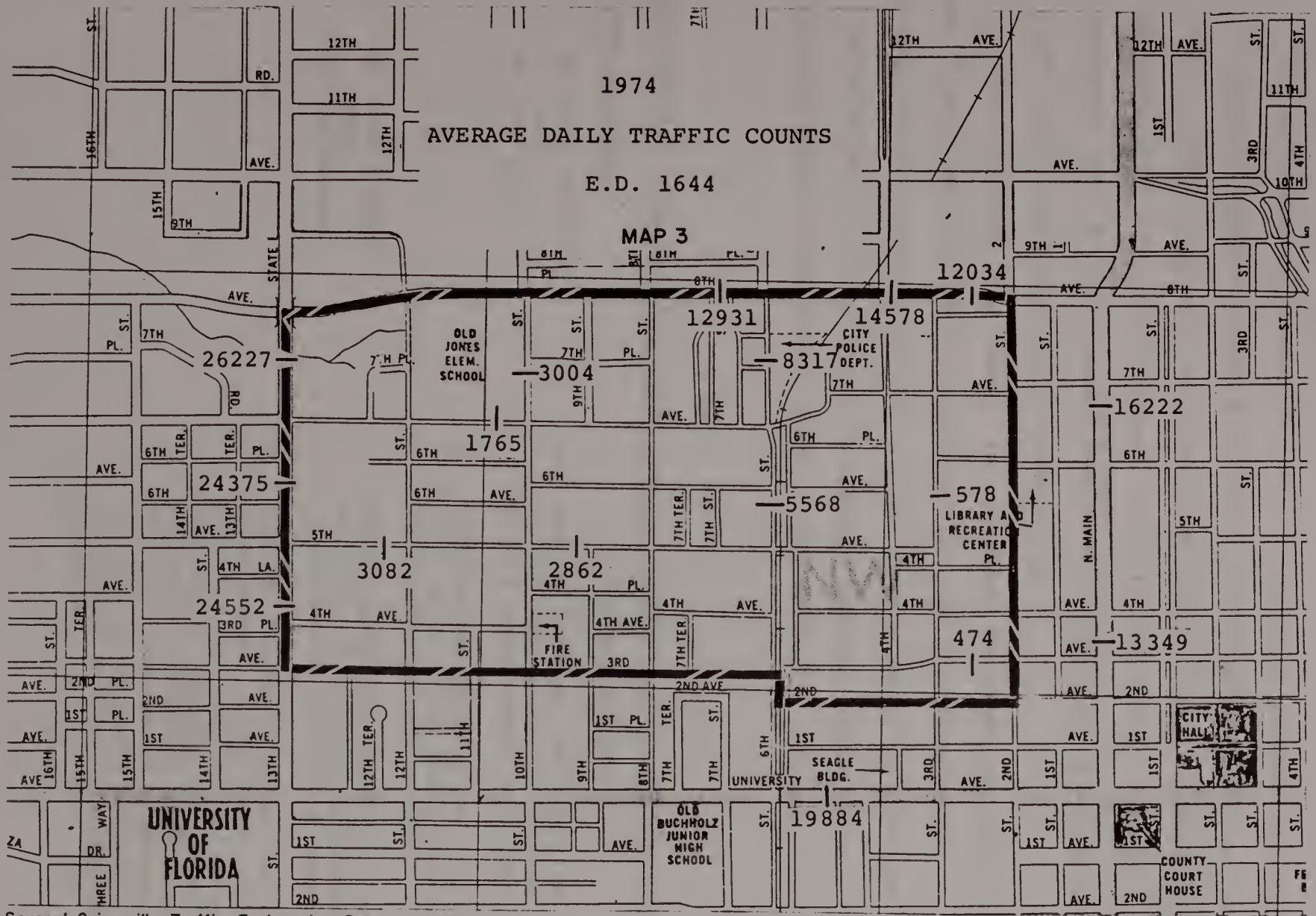
Table 10

1974 ADT's For Periphey Streets to 1644

Description	Street Classification	ADT (approximate)
1. *Eastern Periphery (N. Main Street)	Thoroughfare	13,000 - 16,000
2. Western Periphery (N.W. 13th Street)	Major Thoroughfare	24,500 - 26,000
3. Northern Periphery (N.W. 8th Avenue)	Major Thoroughfare	12,000 - 14,500
4. *Southern Periphery (W. Univ. Avenue)	Major Thoroughfare	19,800

Source: Gainesville Traffic Engineering Department

*(The actual eastern and southern boundaries of 1644 are NW 2nd Street and NW 2nd and 3rd Avenues respectively. Main Street and University Avenue are in very close proximity to these boundaries.)



Source: Gainesville Traffic Engineering Dept.

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

A comprehensive investigation of city-wide traffic conditions and physical characteristics of street intersections was undertaken in 1972 (Gainesville Urban Area TOPICS Study) to determine the necessity for traffic signal installation, and to furnish necessary data for the proper design and operation of traffic signals that were found to be warranted.

The following data, which is presented in inventory format, was taken from the TOPICS study and focuses on recommended solutions to traffic problems in the area; viewing it from the standpoint of city-wide traffic passing through enumeration district 1644 to and from various other activity centers:

Table 11

Recommended Intersection Improvements, Enumeration District 1644

Intersections	Recommendations
1. NW 13th Street and NW 7th Avenue	a. Remove parking and restripe 13th to provide five lane operation with a continuous left turn lane.
	b. Provide standard signal installation with a two phase, coordinated semi-actuated controller.
2. NW 13th Street and NW 5th Avenue	a. Remove parking, restripe 13th to provide a five lane operation with a continuous left turn lane.
	b. Provide standard signalization with three phase, coordinated, semi-actuated controller. Also provide pedestrian signals for school children--protected left turn phase for the south necessary to provide adequate capacity and additional accident reduction potential.

Intersections	Recommendations
3. NW 13th Street and NW 3rd Avenue	a. Remove parking and restripe to provide five lane operation on 13th with a continuous left turn lane.
	b. Provide standard signal installation with a coordinated two phase semi-actuated controller.
4. NW 10th Street and NW 8th Avenue	a. Remove parking on 8th Avenue and provide left turn lane.
	b. Provide standard signal installation with a two phase semi-actuated controller when the proposed one-way operation of 10th Street is extended to 8th Avenue.
5. NW 10th Street and NW 7th Avenue	a. Convert 10th Street to one-way northbound as part of a one-way pair with 12th Street.
	b. Provide standard signal installation with a two phase semi-actuated controller. Provide pedestrian indications for southbound pedestrians. Provide pedestrian bushbuttons.
6. NW 10th Street and NW 5th Avenue	a. Convert 10th Street to one-way northbound as a part of a one-way pair with 12th Street.
	b. Provide standard signal installation with two phase semi-actuated controller. Provide pedestrian signals and pushb ttons for school crossing.
7. NW 8th Avenue and NW 6th Avenue	a. Widen north, west and south legs to provide five lanes on each street and reduce offsets. Right-of-way required on 6th Street.

Intersections	Recommendations
8. NW 8th Avenue and NW 4th Street	a. Retain two phase semi-actuated controller but provide dual indicators on 4th Street approaches. Retain pedestrian signals and pushbuttons.

9. NW 10th-12th Street One-way Pair

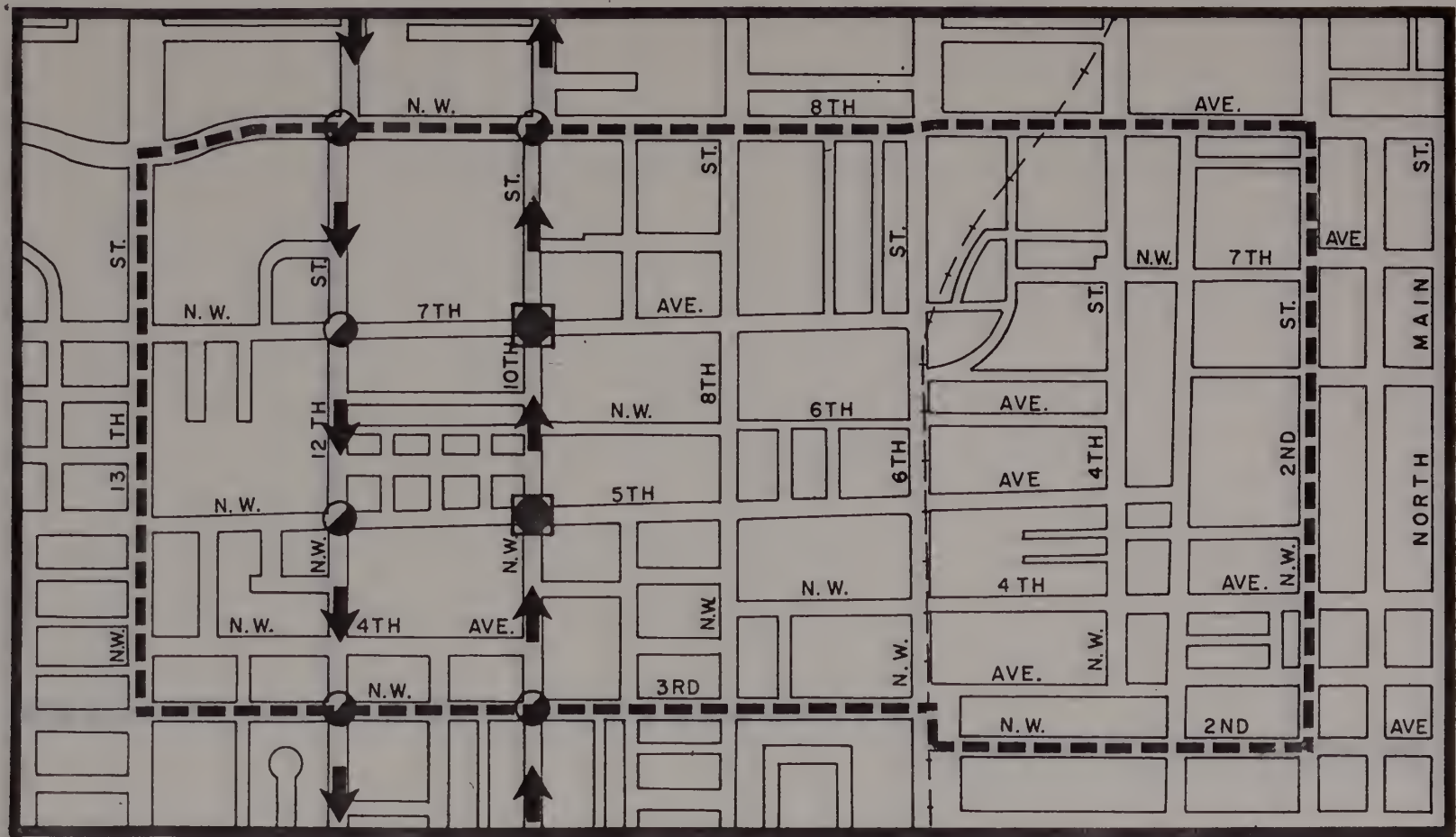
Both 10th and 12th Streets currently operate two-way between SW 8th Avenue and NW 16th Avenue and pass through enumeration district 1644. Sections of both streets north of 5th Avenue would require major reconstruction prior to handling larger volumes of traffic. These sections lack proper drainage and have only minimum pavement thickness at the present.

The existing two-way arrangement provides a low level of overall service to traffic south of University Avenue. Lack of signal coordination and the interference from parking vehicles contribute to the overall problem.

This proposed one-way pairing of the two streets would provide significant relief to existing problems. Such a realignment would provide an alternative north-south route in the area other than 12th Street, and facilitate a better overall traffic progression.

It should be noted that these streets are also designated by the TOPICS Study as bicycle routes. Should this occur, the proposed one-way pairing would allow for safer bicycle paths by reducing the number of vehicle conflicts.

Source: Gainesville Urban Area Topics Study, 1972.



MAP 4

PROPOSED 10TH ST.– 12TH ST. ONE–WAY PAIR, E.D. 1644

- ● SIGNALIZED INTERSECTION
- ◐ POSSIBLE FUTURE SIGNALIZED INTERSECTION
- □ MAJOR TOPICS IMPROVEMENT LOCATION

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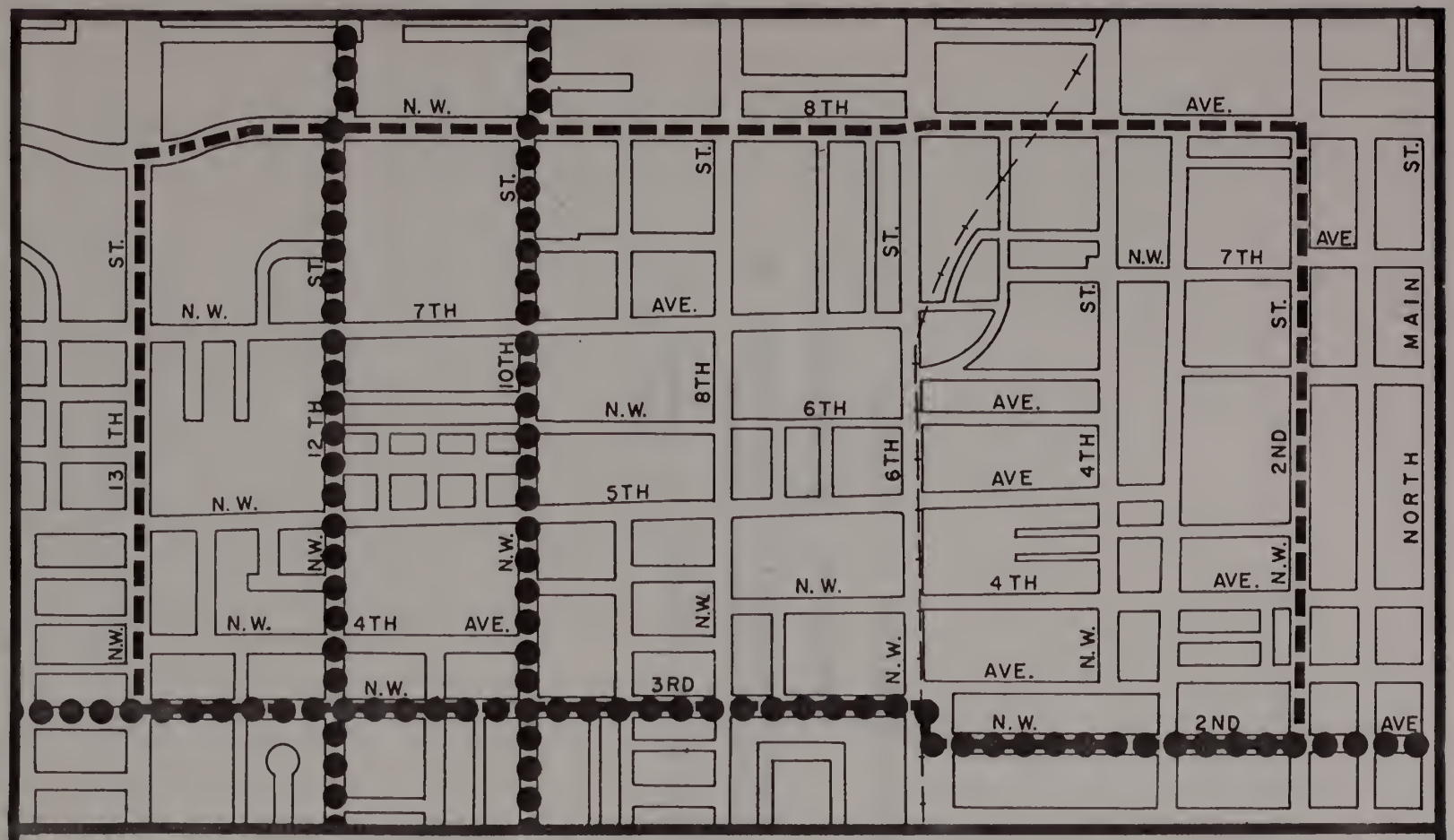
Source: Gainesville Urban Area Topics Study, December, 1972



MAP 5

●●●●● PROPOSED BICYCLE ROUTES, E. D. 1644

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Source: Gainesville Urban Area Topics Study, December, 1972

Section III: Inventory of Existing Land Uses

A. Residential Development

B. Profile of 1644 Neighborhood Oriented Commercial Developments

C. Summary of Land Use Inventory, E. D. 1644

A. Residential Development

This section presents, in inventory and map form, the following factors related to residential development:

(1) Housing supply;

(2) Housing quality;

(3) Detailed characteristics of single family residence by Traffic Zone (Housing values, land area, building area and age of structure).

Table 12

1. Housing Supply, E. D. 1644, 1974

Total number of residential units	731
Number of single family structures	507 (89.6%)
Number of multi-family structures	59 (10.4%)
(mostly single story two-family duplexes)	
Total number of residential structures	566
Total number of non-residential properties	210
Percent Rental Units (approximate)	68%

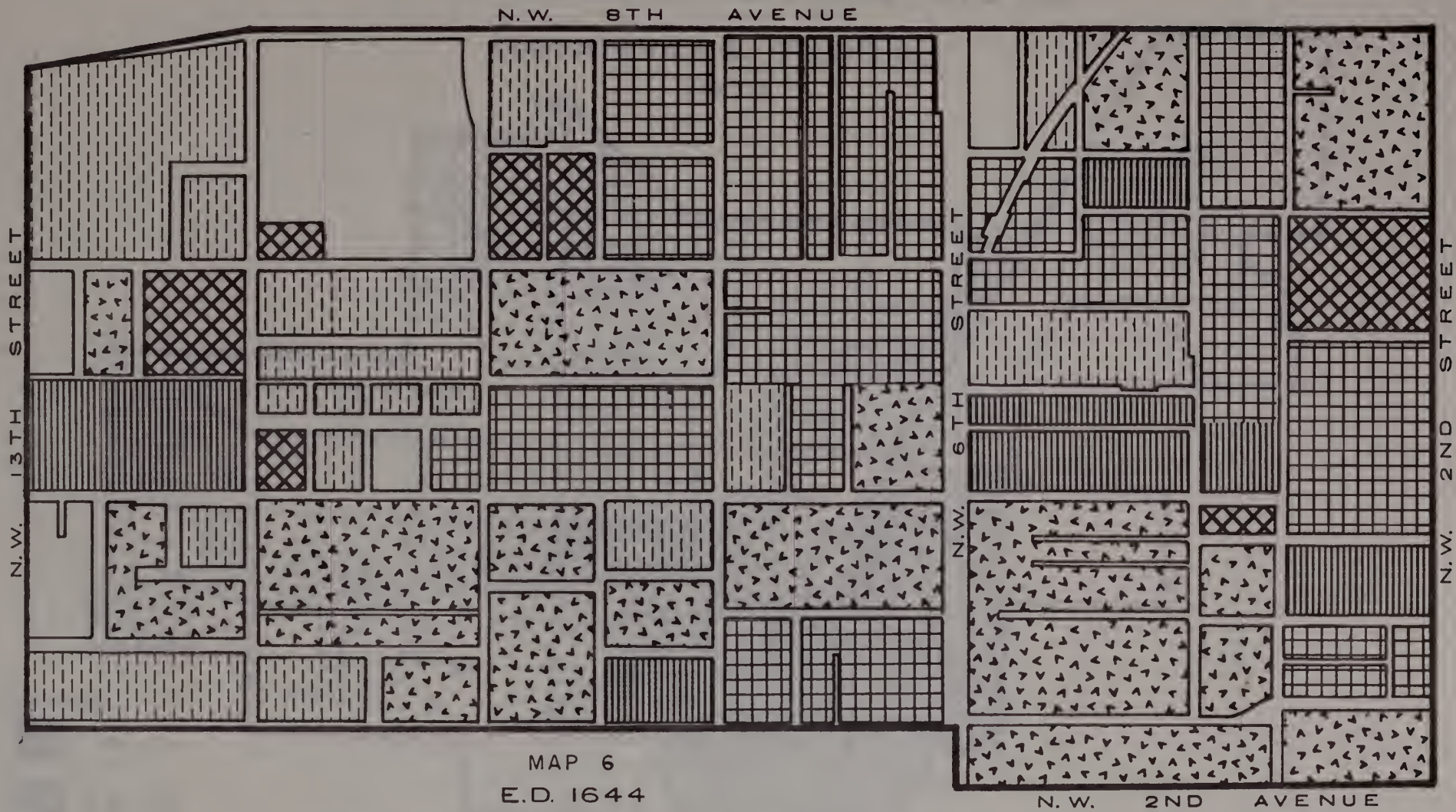
Source: Print-out of Property Assessment and Land Use File, 1974

Table 13

2. Summary of Structural Quality of Dwelling Units, E. D. 1644, 1972

	Number	Percentage
Total Units	731	100.0
To Be Cleared	3	.004
In Need of Major Rehabilitation	127	.17
In Need of Minor Rehabilitation	13	.02
Rated Standard	588	.80

Source: Intensive Area Development Plan, 1974



MAP 6

E.D. 1644

PERCENTAGE OF SUBSTANDARD HOUSING UNITS BY BLOCK

- 50-100%
- 33-49%
- 19-32%
- 0-18%
- ALL HOUSING UNITS STANDARD
- NO EXISTING HOUSING 1972

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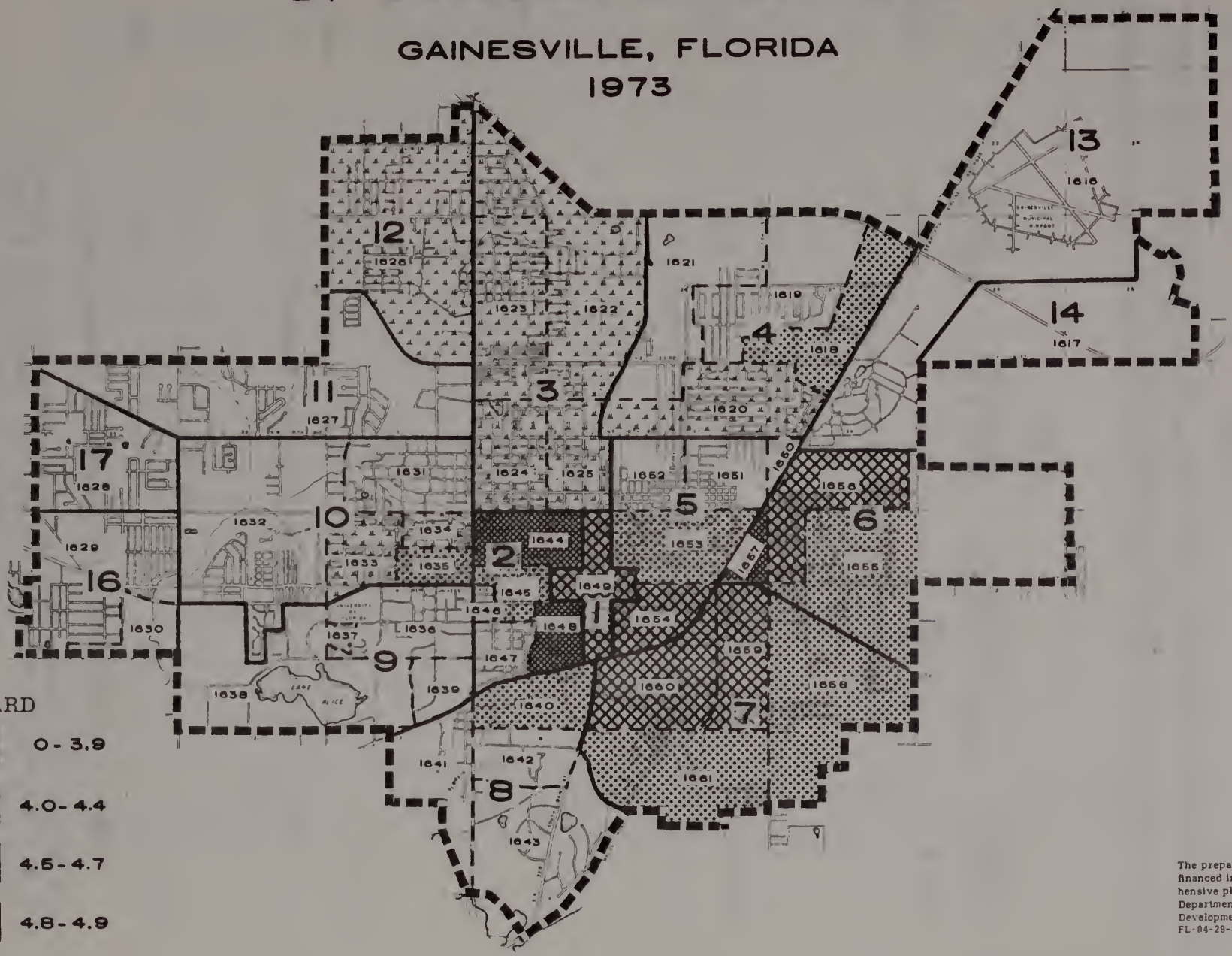
MAP 7

AVERAGE HOUSING CONDITION BY ENUMERATION DISTRICTS

GAINESVILLE, FLORIDA 1973



SUBSTANDARD

- 0 - 3.9
- 4.0 - 4.4
- 4.5 - 4.7
- 4.8 - 4.9
- 5.0

STANDARD

0 1000 2000 4000 6000 8000 FEET

NORTH

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

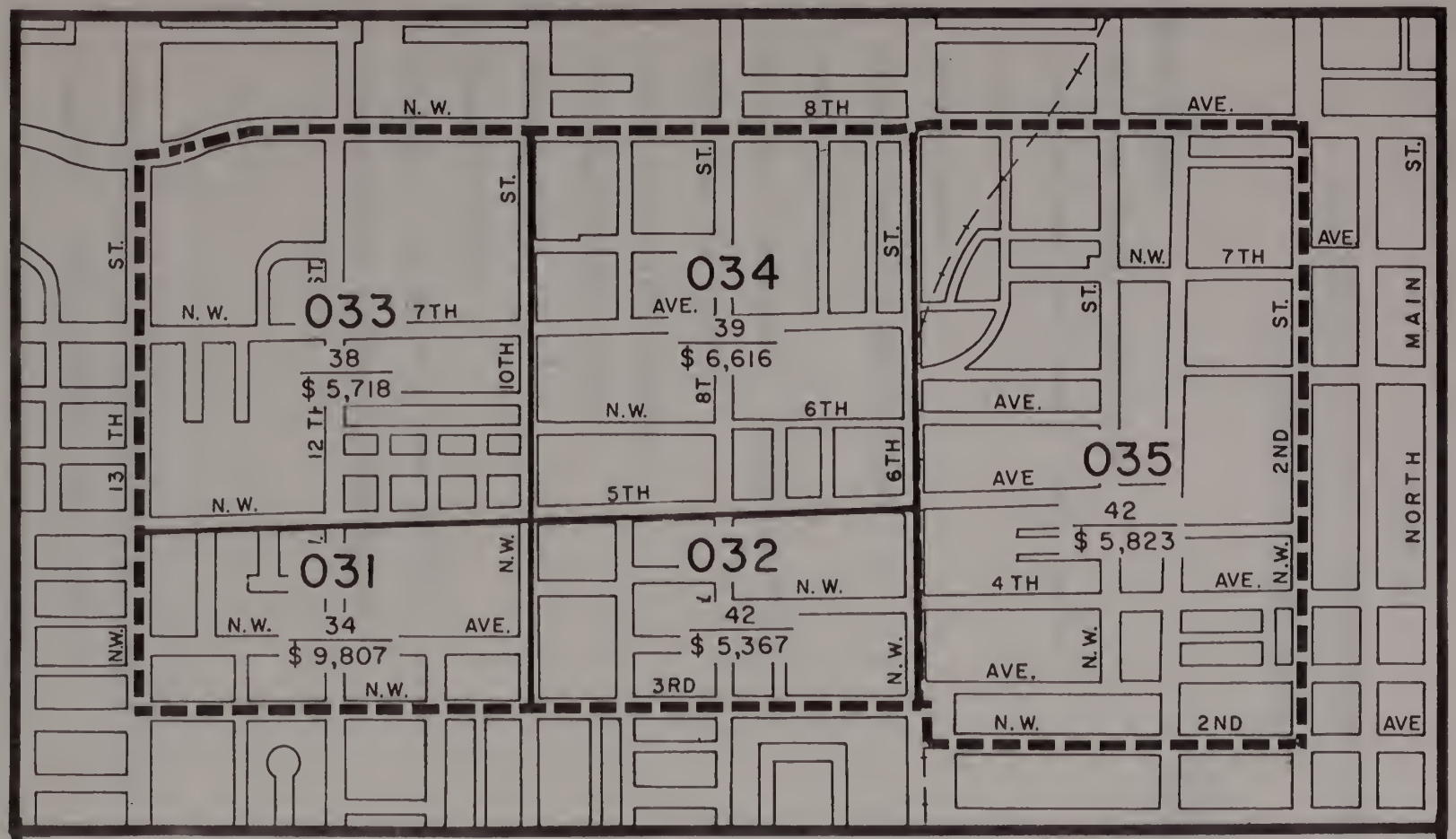
Table 14

3. Averages for Housing Value, Land Area, Building Area and Age of Structure for Single Family Residences by Traffic Zones, E. D. 1644

	*Land Area (ft^2)	Building Area (ft^2)	Age of Structure (yrs.)	Total Value ($)
TZ 31				
Mean	6,808	1,480	34	$ 9,807
Total Number Single-Family Structures = 50				
TZ 32				
Mean	6,843	1,341	42	$ 5,367
Total Number Single-Family Structures = 70				
TZ 33				
Mean	7,441	1,442	38	$ 5,718
Total Number Single-Family Structures = 66				
TZ 34				
Mean	7,221	1,483	39	$ 6,616
Total Number Single-Family Structures - 132				
TZ 35				
Mean	6,696	1,487	42	$ 5,823
Total Number Single-Family Structures - 189				

*In order to gain some idea of the actual lot sizes -- a 100' X 100' size lot has an area of 10,000 ft^2, a 50' X 100' has an area of 5,000 ft^2.

Source: Print-out of Property Assessment and Land Use File, 1974.



MAP 8

034 = Zone

37 = Average Age

$7,246 = Average Value

AVERAGE STRUCTURAL AGE AND AVERAGE TOTAL VALUE BY TRAFFIC ZONE, E.D. 1644

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

Table 15

B. Profile of 1644 Neighborhood Oriented Commercial Developments

Industry Type	Liquidated Businesses*	Number
A. Business Repair Services		4
B. Professional Services - Drs. Banks & Cosby	1	2
C. Restaurants	2	5
D. Entertainment & Recreation	2	6
E. Funeral Home		3
F. Personal Services - (includes White owned Karate Dojo)	2	10
G. Confectioneries/Sundries		1
H. Liquidated Businesses		
I. Retail Trade	1	2
Manufacturing		0
Finance, Insurance & Real Estate		0
J. Construction (General Contractor)		1
		34

*Determined by vacated business structures.

Source: Field Survey, May, 1975

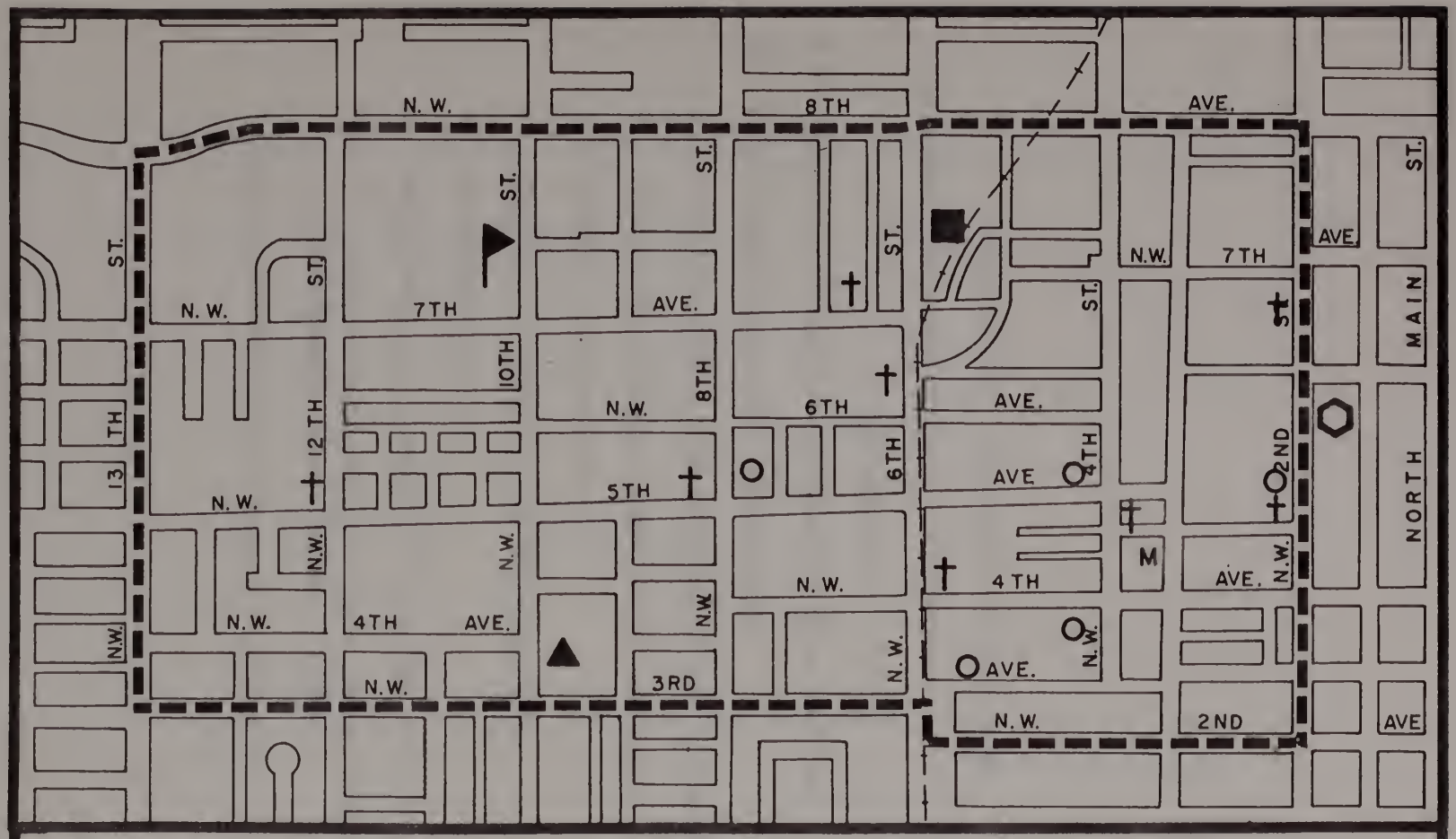
Table 16

C. Summary of Land Use Inventory, E. D. 1644

Use	Number of Units	Land Area (ft^2)	% of Total Land Area	% of Total Developed Land Area
Residential	878	4,049,500	50.6%	57.9%
Single-Family	614	3,425,500	42.8%	46.1%
Two-Family	158	425,700	5.3%	9.0%
Multiple-Family	106	198,300	2.5%	2.8%
Commercial	69	393,900	4.9%	5.6%
Industrial	5	52,400	0.7%	0.7%
Warehouse & Wholesalers	3	15,300	0.2%	0.2%
Institutional	17	531,300	6.6%	7.6%
Offices	3			
Undeveloped (vacant)	120	1,006,700	12.6%	----
Other Developed Major Uses (includes 1 park)	15	208,800	2.6%	3.0%
Other Developed Minor Uses	1	13,200	0.2%	0.2%
Transportation				
Parking (Police station parking area)		30,000	0.4%	0.4%
Streets (for total E.D.)		1,484,825	18.6%	21.2%
Railroad Property & RR R/W		223,075	2.8%	3.2%
Total Land Area (ft^2) = 7,995,800 ft^2			100.0%	100.0%

Total Developed Land Area (ft^2) = 6,989,100 ft^2

Source: Property Assessment and Land Use File, 1974.



MAP 9

DISTRIBUTION OF PUBLIC AND SEMI-PUBLIC USES, E.D. 1644

✝ CHURCH

▲ FIRE STATION

■ POLICE STATION

○ DAY CARE CENTER

M MASONIC CENTER

⚑ EDUCATIONAL INSTITUTION

⬡ COMMUNITY CENTER

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development. Project No. CPA-FL-04-29-1070.

Source: Gainesville Urban Area Topics Study, December, 1972

Section IV: Planning Issues and Neighborhood Improvement Strategies, E. D. 1644

Introduction

A. Rehabilitation and Deterioration Defined

B. Planning Issues and Strategies

1. Redevelopment and Neighborhood Conservation
2. Pressures Toward Land Use Transition
3. Housing Deterioration
4. Community Facilities Improvement
5. Transportation
6. Neighborhood Commercial Center Decline
7. Citizen Participation - The Inner City Neighborhood Development Association (ICNDA)

C. Community Development Budget Priorities, 1975

Introduction

Enumeration District 1644, as a location of lower-income housing, is conveniently located to public transit and a range of public services which are especially important to lower-income households. When one considers the existing level of citizen interest in maintaining and improving housing conditions in the area, it is evident that conservation, as opposed to massive clearance and removal, should be the focal point of community development plans for the area. It simply is no longer acceptable to conduct large scale clearance programs in the tradition of old urban renewal programs. But in order for any type of conservation and redevelopment efforts to succeed, they must be conducted with the support and understanding of the residents to be affected by such efforts.

A. Rehabilitation and Deterioration Defined

Before discussing various types of renewal treatment and then priorities for implementation, it is appropriate at this point to specify what is meant by "rehabilitation" and "deterioration."

Rehabilitation

Rehabilitation can be defined as the restoration to good structural condition without changes in floor plan, style or form. This definition contrasts with; remodeling, which consists of changing the floor plan, form or style to correct functional deficiencies; and with modernization, which can be defined as the replacement of outmoded structural elements and equipment with contemporary structural elements and equipment.

Rehabilitation is generally classified as major or minor rehabilitation based on the type of work required and the cost involved. Units requiring minor repairs usually can be brought up to minimum housing code standards at relatively low costs. On the other hand major rehabilitation is more difficult and more costly. Major rehabilitation would involve such work items as a new roof, rewiring, new plumbing or a new heating system.

Because major rehabilitation can be very costly, an overriding question is deciding the tipping point beyond which major rehabilitation is economically unfeasible and that demolition and clearance would be the better approach. Of course, the concept of rehabilitation may be applied to the improvement or consolidation of commercial and industrial activities adjacent to or dispersed within a residential area.

Deterioration

A deteriorated condition, for the purposes of this report, is generally defined by one or most of the following conditions:

(1) Substantial and increasing physical dilapidation by reason of age or inadequate maintenance (particularly characteristic of renter-occupied and absentee-owned property);

(2) Defective construction;

(3) Defective arrangement and/or obsolescence of buildings;

(4) Obsolete or inadequate street pattern;

(5) Faulty lot layout in relation to size or accessibility;

(6) Excessive lot coverage;

(7) Improper and obsolete platting;

(8) An overall shortage of community facilities, including recreation/park areas and off-street parking facilities.

B. Planning Issues and Strategies

1. Issue - Redevelopment and Neighborhood Conservation

A reversal of deteriorating conditions in E. D. 1644 can be accomplished by implementing a coordinated program combining redevelopment, rehabilitation and conservation measures.

Redevelopment would be appropriate for areas where small scale clearance and rebuilding are the only alternatives for insuring a more desirable environment. Over the long run, redevelopment is appropriate for areas characterized by a host of deteriorated conditions; structural obsolescence, improper platting and arrangement of buildings, excessive lot coverage, etc.

Strategy

(a) Demolition, clearance and new construction of medium density multiple family developments.

(b) Provision of suitable alternative housing for any occupants displaced.

Conservation, another program approach, seeks to prevent further deterioration in areas in the very early stages of decline. The conservation approach, like the redevelopment approach, focuses on groups of houses as opposed to individual housing units.

Strategy

(a) minor and major rehabilitation.

(b) Concentrated enforcement of housing and building codes whereby all commercial and residential properties in 1644 would be inspected for code violations and the penalties for such violations appropriately enforced.

(c) Financial assistance for residential and commercial or "storefront" rehabilitation.

(d) Clearance and demolition only when required to faciliate redevelopment or re-use as park areas.

(e) Adoption of a land use and a conservation district zoning plan for the 1644 area.

2. Issue - Pressures Toward Land Use Transition

The demand for suitable land for apartment and commercial development creates a potential pressure to demolish and clear the older, structurally obsolete and lower value homes. At least two factors contribute to this pressure:

(a) Absentee landlords, who own approximately 70% of the residential properties, may be inclined to sell and thereby potentially open the way for redevelopment to nonresidential uses, thereby destroying the predominantly residential character of the area.

(b) The likelihood of Downtown Redevelopment adds an additional pressure toward apartment and/or commercial development in lower value rental areas around the CBD vicinity.

The continued growth of the overall city population stimulates a greater demand for better and wider traffic arteries linking suburban developments and the CBD activity centers. The impact of widening NW 6th Street, for example, would drastically affect residential, commercial and public uses along this route.

Strategy

(a) Those areas presently in a state of transition (or deterioration) should be designated on the Land Use Plan as medium density housing locations, as opposed to being designated for future nonresidential uses.

(b) Implementation of a home ownership transfer program or a type of lease-purchase arrangement whereby property ownership would be transferred from absentee landlords to owners who reside in the community presently as renters.

3. Issue - Housing Deterioration

Because of the high percentage of renter-occupied units, code enforcement and rehabilitation programs will only have a minute impact on the 1644 housing stock as a whole. Essentially, code enforcement and rehabilitation seek to maintain or improve the status of housing by arresting physical dilapidation.

However, code enforcement and rehabilitation do not necessarily address other conditions of deterioration such as structural age and obsolescence, faulty lot layout, excessive lot coverage, and improper and obsolete platting. Over the long run, limited demolition, clearance and redevelopment would be appropriate for many of these conditions.

It is a well established fact that homeownership promotes neighborhood stability, community pride and a high level of property maintenance. The neighborhoods which are most stable and where homes are well maintained invariably have a high percentage of owner-occupied houses. Although homeownership is no cure-all for housing deterioration in 1644, it has sufficient merit to be considered as the major community development program to stabilize, preserve and upgrade overall housing conditions in 1644.

Strategy

(a) Financial assistance for major and minor rehabilitation of residential structures.

(b) Concentrated code enforcement.

(c) Implementation of a homeownership transfer program or a type of lease-purchase arrangement whereby property ownership would be transferred from absentee landlords to owners who reside in the community currently as renters. This is an adaptation of the "urban homesteading" concept, the difference being that urban homesteading projects are based on transferring ownership of vacant and abandoned

structures. Since there are few vacant and abandoned structures in 1644, the ownership transfer would be between the city and renter occupants. This would require that the city first purchase the property from absentee owners.

4. Issue - Community Facilities Improvement

There is a need for upgrading existing community facilities, particularly tot-lot and recreation centers so that they become more attractive and more usable to the 1644 population. Instructional programs should be designed and funded to accommodate the leisure time needs of both the elderly and younger population subgroups.

The major community facility need, however, is for public off-street parking facilities on NW 5th Avenue to relieve traffic congestion and to improve the flow of traffic.

Strategy

Public investments for:

(a) Land acquisition for use as recreation/park areas.

(b) Land acquisition for use as off-street parking facilities along 5th Avenue.

(c) Installing sidewalks (5th and 7th Avenue), curbs and gutters and correcting existing drainage deficiencies.

(d) Improving traffic control devices.

5. Issue - Transportation

Strategy

(a) Relieve traffic congestion on 5th Avenue, the neighborhood commercial center, by establishing public off-street parking facilities; and at the same time prohibiting on-street parking on both sides of NW 5th Avenue.

(b) Install traffic control devices and innovative pedestrian walkways.

6. Issue - Neighborhood Commercial Center Decline

The decline of the neighborhood commercial area in 1644 is not unusual in the era of "one-stop" shopping at outlying chain stores and shopping centers. The convenience of ample free parking at shopping centers and the variety of merchandise available make these facilities more attractive to shoppers with automobiles.

All of these factors suggest it is unlikely that NW 5th Avenue could ever be upgraded enough to where there is a balance of stores providing the basic goods and services.

The central issue is how to revitalize NW 5th Avenue as the commercial center of the 1644 area without attempting to compete with chain stores and shopping centers for clientele. Therefore, the commercial revitalization of NW 5th Avenue could best be achieved by building upon its uniqueness in terms of being a restaurant-entertainment-commercial district for a significant portion of Gainesville's black and white population.

Strategy

(a) Public and private investments for more street lighting, street furniture, pedestrian walkway improvements, and off-street parking lots.

(b) Implementation of commercial storefront rehabilitation program whereby businessmen making repairs to upgrade their establishments would receive a rebate covering a certain percentage of the total renovation costs (15-30% of the total cost for example).

7. Issue - Citizen Participation

The historical information regarding this planning issue is included in order to outline citizen participation efforts to date in E. D. 1644.

Inner City Neighborhood Development Association (ICNDA)

The ICNDA is an organization of citizens who reside in and who represent other citizens in E. D. 1644. The origin of the association dates back to April of 1974, when a community meeting was held at the train depot on NW 6th Street.

A substantial number of citizens attended this gathering to voice their concern for improving the community as a desirable place to live. At a meeting held one week later a steering committee and chairperson were elected. Since that time, the steering committee has functioned as an important link between the planning division and citizens to be affected by improvement and redevelopment plans initiated by the city.

The origin of the city's involvement in the area dates back to February of 1974, when the planning division presented a study to the City Commission entitled "Intensive Area Development Plan, 1974." The City Commission approved the findings of this report and subsequently authorized the following.

(1) Selecting E. D. 1644 as the initial neighborhood for an Intensive Area Development Plan.

(2) Staffing a temporary branch office of the planning division to better work with residents and to gather citizen input; and

(3) Developing a land use plan and a new zoning plan which adequately considers the needs and preferences of the people.

C. Community Development Budget Priorities, 1975

Under the Housing and Community Development Act of 1974 the City of Gainesville is earmarked to receive $348,000 in 1975, $600,000 is 1976 and $1,000,000 in 1977. Outlined below are the priorities for community development as reflected by budget allocations of the first year (1975) block grant funds.

Table 17

Community Development Budget Priorities (1975)

Rehabilitation loans and grants	$142,600
Planning and management development	35,500
Contingencies and/or unspecified local option--activities	32,000
Public works facilities, site improvements	28,900
Acquisition or real property	20,000
Clearance, demolition, rehabilitation	15,000
Relocation payments and assistance	14,000
Code enforcement	10,000
Administration	50,000

Section V: Conservation District Plan, Enumeration District 1644

Introduction

A. Purpose and Objectives

B. Definition of Conservation District

C. Land Use Provisions

D. Use Districts

E. Amendments to the Approved Conservation District Plan

F. R-1c Lot and Building Requirements

G. Special Regulations

Introduction

Within a framework of neighborhood conservation, the Conservation District Plan for enumeration district 1644 is intended to outline general directions for future new developments and improvements to existing commercial and residential uses in the area.

The plan, and the accompanying zoning proposed to implement it, recognizes the long standing mixture of uses located closely together in enumeration district 1644. By so doing, it places little emphasis on the traditional strict separation of different land uses.

With the adoption and legal recording of the Conservation District Plan, all uses existing prior to its adoption will be considered to be conforming.

A. Purpose

The basic goal is to encourage improvements to existing uses and to promote the construction of new developments within the Conservation District boundaries that are in keeping with the overall density and land use pattern of the area; and which are in keeping with the open space objectives of the Comprehensive Development Plan, while departing from the strict application of setback and minimum lot size requirements.

Objectives of Conservation District Plan

(1) To promote a more desirable living environment than would be possible through the strict application of minimum dimension requirements of traditional zoning and subdivision regulations.

(2) To promote the most efficient and economic use of land.

(3) To promote the revitalization and conservation of enumeration district 1644 primarily as a residential area.

(4) To eliminate the nonconforming status of residential uses classified as such prior to the adoption of the Conservation District Plan.

(5) To regulate the insertion of new uses into the existing land use pattern without adverse impacts on adjacent properties.

B. Definition of Conservation District Plan

The Conservation District Plan is a plan that when adopted becomes the land use development and zoning control instrument for the area to which it is applied. The plan consists of a prescribed land use pattern including streets, building locations, permitted uses and related dimension requirements.

The Conservation District is a single district in which several uses are permitted, provided that the required planning standards are met. The plan includes specific requirements for off-street parking, site plan approval and other special regulations. It also contains provisions which depart from the strict application of setback and minimum lot size requirements. After adoption of the Conservation District Plan, any major changes in the plan must be in accordance with the procedures set forth in "Amendments to the Approved Conservation District Plan."

C. Land Use Provisions

The Conservation District Plan indicates the type and location of various land uses permitted in enumeration district 1644. The plan consists of five different land use districts: residential, mixed residential and limited commercial, general commercial, mixed residential and administrative-professional, and warehouse-wholesale.

Certain areas in the plan are labeled as mixed use districts and, therefore, have more than one land use category indicated. In such areas, either of the uses would be permitted.

Any use not so indicated on the Conservation Plan should be considered as a prohibited use.

D. Use Districts and Permitted Uses

(1) Residential Districts

(a) Single family detached dwellings, including the leasing and renting of rooms in such dwellings, provided the number of tenants in each dwelling does not violate the Housing Code.

(b) Multiple family dwellings (excluding dormitories) not to exceed 15 units per acre.

(c) Churches and other houses of worship, including convents and rectories, but only in conjunction with churches.

(d) Public recreational facilities and buildings.

(2) Mixed Residential and Limited Commercial District

All of the uses permitted in the residential districts are also permitted in this district, in additional to the following limited commercial uses:

(a) Retail-commercial sales and services:

(1) Food stores;

(2) Dry good stores;

(3) Household and family service establishments;

(4) Recreation and sports stores;

(5) Drug stores, pharmacies and apothecaries;

(6) Other similar sales and service businesses, except those prohibited in Section 29-8.32 (proposed Gainesville Zoning Ordinance).

(b) Personal service establishments;

(c) Business service establishments, excluding office furniture stores;

(d) Professional services and studios;

(e) Finance and small loan companies;

(f) Commercial parking lots and garages;

(g) Government buildings and services;

(h) Public and private utilities, excluding sanitary landfills, incinerators, refuse and and trash dumps (See Section 29-19.13, proposed Gainesville Zoning Ordinance.)

(3) General Commercial District

(a) Eating establishments, including drive-in restaurants;

(b) Retail-commercial sales and services, including but not limited to the following:

(1) Food stores;

(2) Dry good stores;

(3) Furniture and appliance stores;

(4) Household and family service establishments;

(5) Recreation and sports stores;

(6) Commercial recreational facilities;

(7) Drugstores, pharmacies or apothercaries;

(8) Handicraft goods and services;

(9) Other similar retail-commercial sales and services, except those in Section 29-8.42.

(c) Gasoline service stations and car washes (See Section 29-19.8);

(d) Business and personal service establishments;

(e) Professional services;

(f) Studio uses of:

(1) Artist galleries and studios;

(2) Photographic studios, including the taking of photographs or portrait settings, and development of film, but not photographic processing labs;

(3) Music studios, when made fully soundproof, but not including dance halls;

(4) Dance studios, but not including dance halls;

(5) Interior design studios;

(6) Radio and television studios, but not including transmitting towers;

(7) Educational speciality studios;

(8) Other similar studio uses.

(g) Churches and other houses of worship, including convents and rectories, but only in conjunction with churches;

(h) Financial institutions, including full service banks, savings and loan institutions, and drive-in facilities;

(i) Governmental buildings and services;

(j) Commercial parking lots and garages;

(k) Educational and scientific research offices, except laboratories;

(l) Veterinary hospitals or clinics;

(m) Public and private utilities, excluding sanitary land fills, incinerators, refuse and trash dumps;

(n) Compound uses.

(4) Mixed Residential and Administrative-Professional District

All residential uses permitted in the residential districts are also permitted in this district, in addition to the following administrative and professional uses:

(a) Professional services;

(b) Financial institutions excluding full service banks and savings and loan institutions;

(c) Business service establishments;

(d) Studio uses:

(1) Artist galleries and studios;

(2) Photography studios, but not photo processing labs;

(3) Music studios, excluding dance halls;

(4) Dance studios, excluding dance halls;

(5) Interior design studios;

(6) Other similar studios.

(5) Warehouse-Wholesale District

(a) Warehouse and storage concerns;

(b) Wholesaling concerns;

(c) Bottling plants;

(d) Retail commercial sales and services:

(1) Lumber and building materials;

(2) Contractors shops, yards and exterminators;

(3) Equipment rentals and storage services, except for heavy machinery or farm equipment rentals and storage services;

(4) Photographic processing and blueprinting;

(5) Railroad and freight terminals.

(6) Accessory Structures Permitted

All accessory structures customarily located and constructed with any one of the above permitted principal structures are also permitted.

E. Amendments to the Approved Conservation District Plan

Minor Changes - in the Conservation District Plan will be authorized by the staff (Building Inspector).

(1) A minor change is any change or structural expansion that conforms to R-1c dimension requirements.

(2) Dimension requirements which are less restrictive than the R-1c requirements may be authorized by the staff, so long as the following procedure and minimum distances between buildings are adhered to:

(a) Minimum side distance between buildings - 10 feet (or less under some conditions to be determined by the staff).

(b) Minimum rear distance between buildings - 40 feet (or less under some conditions to be determined by the staff).

(c) The following procedure will apply in granting approval for structural expansion in which there would be less than 10 feet minimum side distance between buildings, or less than 40 feet minimum rear distance between buildings:

Abutting property owners must be made aware of and must consent to applying the less restrictive minimum side or rear distance between buildings; the objective being to protect and insure equal property expansion rights of the abutting property owners.

(d) Minimum front yard - structural expansion into the front yard will be considered as minor provided that such expansion does not exceed the average actual setback distances for other structures on the same block face.

(e) Corner lot, street side yard - in the case of a corner lot, structural expansion into the street side yard will be considered minor provided that such expansion does not exceed the average actual setback distances for other structures on the same block face.

Major Changes - in the Conservation District Plan must be authorized by the Planning Board after reviewing written recommendations from the staff.

(1) Changes in the use districts designated on the Land Use Plan.

(2) All nonresidential development.

(3) All multiple family residential development.

Table 18

F. R-1c Lot and Building Requirements

The principal building and accessory building shall be located and constructed in accordance with the following requirements:

Minimum lot area	6,000 feet
Minimum lot width at building line	60 feet
Minimum lot depth	90 feet
Minimum front yard	25 feet
Minimum rear yard	20 feet
Minimum side yard, interior	7½ feet
Minimum side yard, street	10 feet
Maximum percent of lot coverage	35 %
Maximum building height	35 feet or 2 stories
Minimum setback from lot line for accessory buildings:	
Rear	7½ feet same as
Side	principal building

G. Special Regulations

The following regulations incorporated in the proposed Gainesville Zoning Ordinance will also apply as required:

(1) Access;

(2) Buffering and screening;

(3) Off-street parking and loading facilities (See Section 29-20.14);

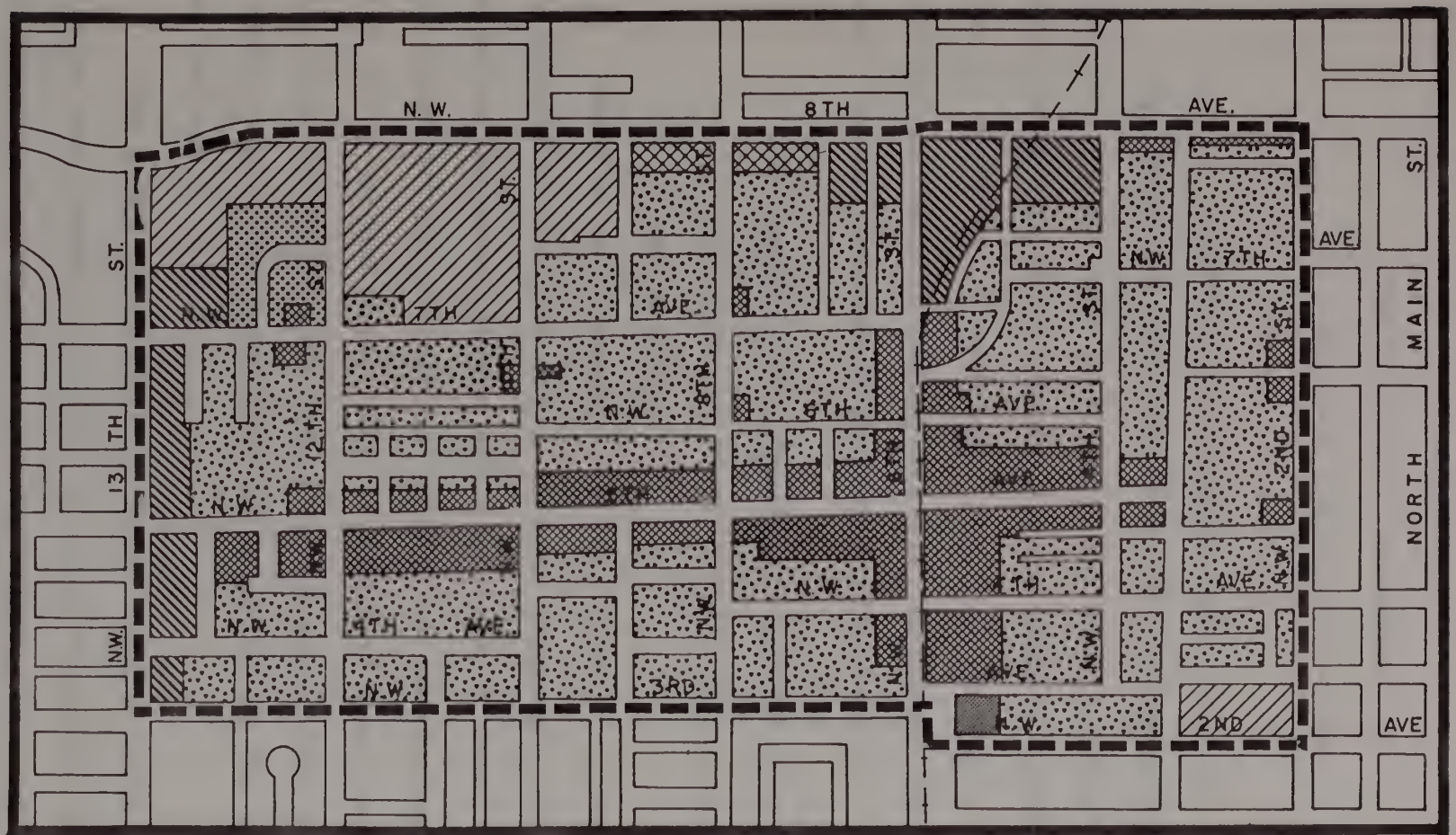
(4) Parking, storing, keeping of commercial and recreational vehicles;

(5) Home Occupations;

(6) Landscaping;

(7) Site Plan Approval Process;

(8) City of Gainesville Street Graphics Ordinance.



MAP 10

LAND USE PLAN E.D. 1644

	R-2a	MULTIPLE FAMILY, 6 TO 8 UNITS PER ACRE
	R-2b	MULTIPLE FAMILY, 9 TO 14 UNITS PER ACRE
	GC	GENERAL COMMERCIAL
	AP	ADMINISTRATIVE AND PROFFESSIOAL
	WW	WAREHOUSE AND WHOLESALE
	GC, R	MIXED COMMERCIAL AND RESIDENTIAL
	AP, R	MIXED PROFESSIONAL AND RESIDENTIAL

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development Project No. CPA FL-04 29-1070.

Appendix I

Environmental Assessment of

Land Use Plan, E. D. 1644

1. Summary of proposed Land Use Plan, E. D. 1644

The proposed Land Use Plan (or Conservation District Plan) for E. D. 1644 is a plan that when adopted becomes the land use development and the zoning control instrument for the area to which it is applied. The plan consists of a prescribed land use pattern including streets, building locations, permitted land uses and related dimensional requirements.

2. (a) Adverse environmental impacts should the Land Use Plan (or Conservation District Plan) be implemented:

Adverse environmental effects likely to result from implementing the plan would be both temporary and permanent. Temporary adverse effects would consist of demolition, clearance and construction activities related to developing new land uses conforming to the plan. The movement of heavy equipment and materials necessary for construction activities would also cause a small scale, but temporary, disruption in the flow of pedestrian and automobile traffic.

The issue of relocation could likely become a long term adverse environmental impact in cases where families or individuals are required to relocate thereby causing them to sever ties with familiar people and familiar places.

2. (b) Beneficial environmental impacts:

1. Improved aesthetic environment stemming from the demolition and clearance of deteriorated areas and the construction of new structures;
2. A supply of new and more modern housing;
3. Additional recreational space;
4. Increased stability of residential areas within E. D. 1644;
5. Decreased traffic congestion and increased public safety.

2. (c) Unavoidable adverse environmental effects: (Refer to item 2-a).

2. (d) Assessment of feasible alternatives to the E. D. 1644 Land Use Plan:

Alternative One: Assume that the Land Use Plan proposal for E. D. 1644 permits higher density multi-family improvements than what is permitted under the proposed plan.

The highest density permitted by the plan proposal is 6-8 units per acre. To permit a higher density level (9-14 units per acre) would directly conflict with the expressed desires of the 1644 citizenry on this issue.

Alternative Two: Assume that the E. D. 1644 Land Use Plan proposal designates nonresidential uses for some areas within 1644 currently used for residential purposes.

This alternative would cause a decrease in the existing low and moderate income housing stock by replacing housing with nonresidential uses and thereby adding to the problem of inadequate housing for low and moderate income households.

Alternative Three: Assume the present situation is maintained; namely that there is no adopted Land Use Plan for E. D. 1644.

This is untenable in that there is a great need for a land use development and zoning control instrument that seeks to maintain and upgrade E. D. 1644 as primarily a residential community.

2. (e) Irreversible and irretrievable resource commitments involved if plan implemented:

Should the plan be adopted, it would become a part of the Land Use Plan-Gainesville Urban Area, and would assume a legal status. The City Plan and the City Commission would then be committed to using the appropriate enforcement resources in relying on the plan as a land use and zoning control instrument for all planning decisions concerning the 1644 area.

2. (f) Applicable local environmental controls or ordinances:

1. Landscaping;
2. Buffering and Screening;
3. Street Graphics;
4. Site Plan Approval;
5. Access;
6. Home Occupations Ordinances; and
7. Flood Control.

Major References

Bureau of Business and Economic Research, College of Business Administration, Arizona State University. Economic Market Analysis: City of Phoenix, Booker T. Washington Neighborhood Development Program, 1974.

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